

**SROA Annual Meeting**  
**Saturday September 12<sup>th</sup>, 2015**

**Call to Order:** The meeting was called to order at 10:08am by president Foss Smith. New members were welcomed and asked to introduce themselves. A quorum was established with 34 members in attendance and 24 represented by proxy for a total of 58. Feedback sheets for the meeting were distributed and explained.

**Treasurer's Report and 2015-2016 Budget:** Secretary/treasurer Mike Peterson reviewed last year's budget and the proposed budget for 2014-2015. The final numbers for the year were close to the projections. Income was down 4.88% due to unpaid dues and the low interest rates for our savings account and CDs. Expenses were 1.3% higher than budgeted. Costs for maintenance, office supplies and postage, insurance, and the PO Box rental were slightly higher than anticipated while the Portolet rental, legal filing fees, and printing costs were lower. The end result was a net income of \$1,926.03 that was 19.7% below the expected amount. The proposed budget for next year includes a decrease in income from interest and small adjustments in the projected costs of insurance, office supplies and postage, PO Box rental, and printing. Total income is expected to be \$8,100 with expenses of \$5,948 for a net income of \$2,152. A motion by Philip Tatar was seconded and passed with a verbal vote approving the 2015-2016 proposed budget.

**SROA Business/Committee Reports:**

- Architectural Control Committee: Philip Tatar reported that projects this year included the construction of one garage and one addition. Also, one deck and three houses were stained or painted and one home installed new windows. Questions from the floor were answered and information was given about the application process.
- Maintenance: Allan Pederson reported that two truckloads of willows were cut down at several corners to improve visibility and some trash was removed especially near the forest entrance. Concerns from the membership about drainage issues and culvert maintenance, drifting snow near the augmentation pond, damage to willows by the natural gas project, speeding, and suggestions for the entrance were discussed. All were reminded to that owners are responsible for maintaining their driveway culverts, but to call Public Works regarding any road issues. Cases of speeding and/or the illegal use of dirt bikes, ATVs and snowmobiles on the roads should be reported to the sheriff's department. The BOD will follow up with the gas company about additional clean up where needed and investigate the possibility of installing a solar powered light on the kiosk, adding reflectors near the turn off, and requesting a speed limit sign near the forest entrance.
- Web Site: Mike Peterson noted that there were 1,500 hits on our site in the last year. The site has been updated recently and can be accessed at both Silverheels.org and silverheelsranch.com although the first is preferred.
- Fish Stocking: Mike Peterson reported that fish were stocked twice this year for a cost of \$1000 each time. About 275 pounds of fish were put in with the majority going into

the Augmentation Pond and only about 25-30 into Dry Lake. Several members reported incidents of unauthorized fishing and/or more than the limit of 4 fish/person/day being removed. All felt that this has been more prevalent this year, possibly due to the Fairplay beach closures. A lengthy discussion followed resulting in many good suggestions: better signage, yearly or more formal passes, limiting the number of guests, reporting to the sheriff's department, and calling a BOD member. The board agreed to research the options and make changes before next spring. BOD members Rick Bremer and Mike Peterson volunteered to check passes at the pond. Suspected violations can be reported to the board by phone or email.

- Directory: Page Tatar explained how to participate in the neighborhood directory that currently has 108 entries representing 116 lots. Members were directed to the notebook containing forms and a draft of the directory so that members can sign up or make corrections. Mike added that 4 houses and 1 lot were sold last year. The final version will be sent out via email soon.

### **Business:**

- Natural Gas Update: Foss Smith provided an update on the natural gas project and referred the membership to a handout provided by the company. The western section, Phase II, is now completed with many homes already connected. The company plans to complete the rest of Silverheels next summer. Questions regarding initial costs, monthly costs, and converting furnaces and appliances were answered. Members shared their experiences with the project, both positive and negative.
- Wood Removal/Fire Mitigation: Kim Bundgaard reported that the CUSP slash area is open at the dump. Although we did not have enough interest for another CUSP chipping event this year, the program was explained and problems with the time commitment and physical demands of participating were noted. Kim also talked about the danger of improperly burning slash in Silverheels and the need for a yearly permit. There was a discussion over whether or not the permit is needed for a small campfire and the BOD agreed to check on that with the fire department.
- Email Communication and Newsletter Changes: Mike Pederson referred to the 2010 motion that was passed allowing email distribution of most SROA communications, saving postage and printing costs and allowing the BOD to communicate more quickly and frequently. Of the 210 property owners, we currently have 165 email addresses. He reminded members to notify him any changes. In the past, the newsletter was sent out twice a year. The Board is going to try changing to a new format. The newsletters will be sent out 4 times a year, matching the seasons. Each issue will be shorter, but more relevant. As requested, Mike will add information on recent sales to the website.
- South Park HOA Organization: Rick Bremer recently attended a meeting of this new organization. He felt that we have only a few issues in common with the more rural neighborhoods because we are closer to Fairplay. The first meeting focused on complaints, many that did not apply to us, but he intends to follow up and may attend more meetings in the future.
- Weed Control: Rick Bremer reported that he has made real progress controlling the weeds, especially thistle, in Silverheels. He attributed this success to the cooperation of

property owners who have identified areas of concern. Rick answered questions and asked members to continue to report problem areas on their property, along the roads, and on vacant lots.

**Elections:** In cases where only one candidate has been nominated for an office, the chair may declare the nominee elected by acclamation, and a formal vote is not required. After nominations and introductions, Foss Smith as the chairman of the election process declared Allan Pederson and Todd Scholl elected to the Architectural Control Committee. A motion by Paul Tracy was seconded and passed by a unanimous verbal vote electing Rick Bremer and Mike Peterson to the Board of Directors. A motion by Mike Peterson was seconded and passed by a unanimous vote electing Jackie Burghardt as the BOD alternate position.

Adjournment: President Foss Smith adjourned the meeting at 11:45am.

Submitted by Page Tatar, Assistant Secretary